

Sale Date: 01/06/2022	Time: 9:30 am
Location: 3420 Twelfth Street, Riverside, CA 92501-3819	

☒ Public

☐ Private

Last date to file objections: 12/23/2021

Description of property to be sold:

Estate's interest Property located at 16950 Wing Lane, La Puente, CA 91744, APN 8262-004-006 ("Property") and the resolution of the Quiet Title by Adverse Possession and Declaratory Relief Action, Los Angeles Superior Court, Case No. 19PSCV01120 ("Lawsuit") and conflicting claims to the equity in the Property.

Terms and conditions of sale: The proposed sale is as-is, where-is, and with all faults.

he motion requests the approval of the sale without overbid as the Estate's interest in the Property is contested by Buyer as they claim title to the Property by adverse possession and the sale is part of the settlement of pending litigation which includes a Lis Pendens filed against the Property. It is anticipated that all creditors will be paid in full and Debtor has consented to the sale without overbid. Contact Trustee's counsel for further details.

Proposed sale price: \$ 360,000.00

Overbid procedure (if any): No overbid procedures are requested. See above.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Hearing

Date: January 6, 2022

Time: 9:30 a.m.

Ctrm: 302

Location: United States Bankruptcy Court

3420 Twelfth Street

Riverside, CA 92501-3819

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

RICHARD A. MARSHACK

KRISTINE A. THAGARD

MARSHACK HAYS LLP

870 Roosevelt

Irvine, CA 92620

Telephone: (949) 333-7777

Facsimile: (949) 333-7778

Date: 12/16/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **December 16, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On **December 16, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

DEBTOR

MONICA GOMEZ
23396 HEMLOCK AVE #102
MORENO VALLEY, CA 9255

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **December 16, 2021**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

VIA OVERNIGHT MAIL

PRESIDING JUDGE'S COPY

HONORABLE SCOTT H. YUN
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA
3420 TWELFTH STREET, SUITE 345 / COURTROOM 302
RIVERSIDE, CA 92501-3819

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 16, 2021

Date

Chanel Mendoza

Printed Name

/s/ Chanel Mendoza

Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **TRUSTEE HOWARD B GROBSTEIN (TR):** Howard B Grobstein (TR) hbgtrustee@gtllp.com, C135@ecfbis.com
- **ATTORNEY FOR DEBTOR MONICA GOMEZ:** Daniel King dking@theattorneygroup.com, r44432@notify.bestcase.com
- **ATTORNEY FOR TRUSTEE HOWARD GROBSTEIN (TR):** Kristine A Thagard kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **U.S. TRUSTEE:** United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- **INTERESTED PARTY COURTESY NEF:** Robert P Zahradka caecf@tblaw.com

2. **SERVED BY UNITED STATES MAIL:** CONTINUED:

SECURED CREDITOR

CENTRAL LOAN ADMIN & R
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO
RECEIVE SERVICE
PO BOX 77404
EWING, NJ 08628-6404

SECURED CREDITOR / POC ADDRESS

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

BUYERS / CREDITORS

MARIO CESAR RIVERA & PATRICIA
QUEVEDO
C/O LAW OFFICE OF RANDY BELL
7055 MIAMI ST.
RIVERSIDE, CA 92506-4118

SECURED CREDITOR

CHRYSLER CAPITAL
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO
RECEIVE SERVICE
PO BOX 961212
FORT WORTH, TX 76161-0212

SECURED CREDITOR

NATIONSTAR/MR COOPER
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY OTHER
AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO RECEIVE
SERVICE
350 HIGHLAND
HOUSTON, TX 77009-6623

CREDITOR

ENHANCED RECOVERY CO L
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO
RECEIVE SERVICE
PO BOX 57547
JACKSONVILLE, FL 32241-7547

CREDITOR

MIGUEL QUEZADA
C/O LAW OFFICE OF RANDY BELL
7055 MIAMI ST.
RIVERSIDE, CA 92506-4118

CREDITOR

IRS
PO BOX 7346
PHILADELPHIA, PA 19101-7346

CREDITOR

CIVIL PROCESS CLERK
UNITED STATES ATTORNEY'S
OFFICE
FEDERAL BUILDING, ROOM 7516
300 NORTH LOS ANGELES STREET
LOS ANGELES, CA 90012

CREDITOR

ATTORNEY GENERAL
UNITED STATES DEPARTMENT
OF JUSTICE
BEN FRANKLIN STATION
P.O. BOX 683
WASHINGTON, DC 20044